

***For consideration by the Council  
of the City of Vaughan  
on April 14, 2003***

The following items were dealt with:

**ZONING BY-LAW AMENDMENT FILE Z.02.070  
SITE DEVELOPMENT FILE DA.02.070  
WESTON RUTHERFORD CENTRE/GRAVITE PEAK DEVELOPMENTS INC.**

**The Special Committee of the Whole recommends:**

- 1) That Zoning Amendment Application Z.02.070 (Granite Peak Developments Inc.) and Site Development Application DA.02.070 (Weston Rutherford Centre), BE REFUSED;
- 2) That the following report of the Commissioner of Planning, dated April 7, 2002, be received, and
- 3) That the following deputations and written submissions, be received:
  - a) Mr. Stanley Stein, Osler, Hoskin & Harcourt LLP, Box 50, First Canadian Place, Toronto, M5X 1B8, on behalf of the applicant;
  - b) Mr. Remo Agostino, Weston Consulting Group Inc., on behalf of the applicant, and colour renderings submitted;
  - c) Ms. Sonia Meucci, Weston Downs Ratepayers Association, 81 Blackburn Boulevard, Woodbridge, L4L 7J5, and written submission dated April 7, 2003;
  - d) Ms. Joanna Lioni, 10 Green Manor Crescent, Woodbridge, L4L 9R2;
  - e) Mr. Enzo Garritano, 48 Green Manor Crescent, Woodbridge, L4L 9R2;
  - f) Ms. Nadia Magarelli, Weston Downs Ratepayers Association, 81 Blackburn Boulevard, Woodbridge, L4L 7J5;
  - g) Mr. Sandro DeCola, 59 Siderno Crescent, Woodbridge, L4L 9M5;

**APPENDIX 'A'**  
**REPORT NO. 34 OF THE SPECIAL COMMITTEE OF THE WHOLE (2)**  
**FOR CONSIDERATION BY COUNCIL, APRIL 14, 2003**

---

- h) Mr. Claudio Grossi, 122 Casabel Drive, Maple, L6A 3L8; and**
- i) Ms. Sandra Abate, 18 Green Manor Crescent, Woodbridge, L4L 9R2.**

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.02.070 (Granite Peak Developments Inc.) BE APPROVED to permit the following:
  - a) a maximum of 2 drive-throughs associated with one eating establishment use and one financial institution (bank) use only;
  - b) the added uses of eating establishment take-out and eating establishment convenience;
  - c) the maximum gross floor area for all eating establishments shall not exceed 20% of the total gross floor area on the site;
  - d) eating establishments shall not include accessory billiard use;
  - e) development outside the approved building envelope; and
  - f) any additional zoning exceptions to implement the approved site plan.
2. That Site Development Application DA.02.070 (Weston Rutherford Centre), as prepared by Petroff Partnership Architects, BE APPROVED, subject to the following conditions:
  - a) That prior to registration of a site development agreement:
    - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
    - ii) the final site servicing and grading plans, stormwater management report and cost to divert the drainage tributary shall be approved by the Engineering Department;
    - iii) the final landscape plan and cost estimate shall be approved by the Urban Design Department;
    - iv) the requirements of Vaughan Hydro and Vaughan Fire Department shall be satisfied;
    - v) the final traffic, and lighting plan shall be approved by the Engineering Department;
    - vi) the final plans and access shall be approved by the Region of York Transportation Department;
    - vii) the implementing zoning by-law be enacted by Council and be in full force and effect; and
    - viii) the Owner shall provide a revised sediment and erosion control plan identifying the location of all sediment and erosion control measures,

**APPENDIX 'A'**  
**REPORT NO. 34 OF THE SPECIAL COMMITTEE OF THE WHOLE (2)**  
**FOR CONSIDERATION BY COUNCIL, APRIL 14, 2003**

---

construction access routes and associated mud mats, for the approval of TRCA.

- b) That the Site Development Agreement contain the following conditions:
  - i) all garbage shall be stored indoors until ready to be picked up;
  - ii) the owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;

=====

The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Councillor Linda D. Jackson, Chair